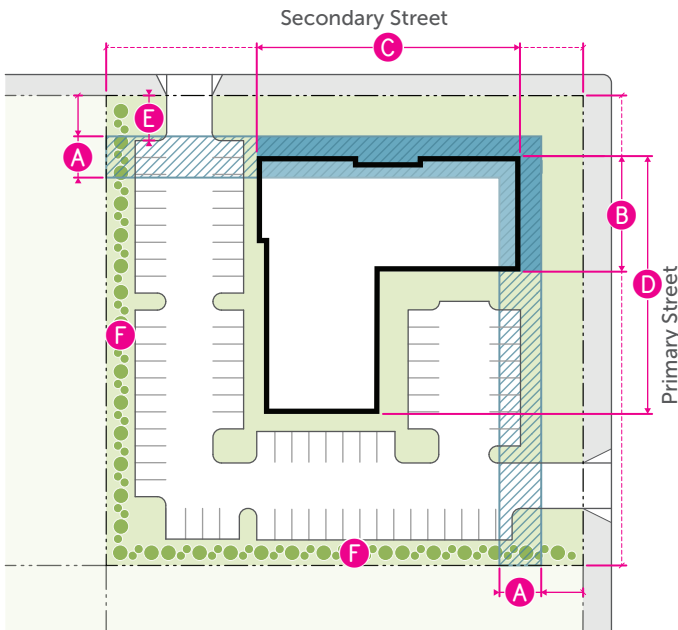


D. Corridor Typology 3

Typology 3 Corridors should be designed to promote an enhanced entry experience for those coming into the City or Downtown, and establish a strong emphasis on walkability and visual interest. Development along Typology 3 Corridors should provide a moderately-strong building presence along the street to frame the roadway and pedestrian space. Parking adjacent to the street should be limited, with the majority of surface parking located to the side or rear of a building.

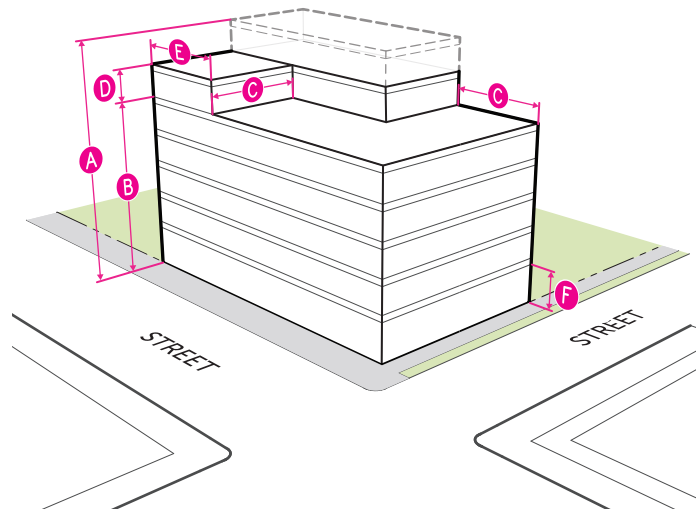
1. Site Design

(See 20.25.080C.3.)



2. Vertical Scale

(See 20.25.080C.4.)



BUILDING

A Build-to zone (min/max)	10'/20'
B Build-to width: primary street (min)	40%
C Build-to width: secondary street (min)	35%
D Building width (max)	300'

PARKING

Parking between building and street	Limited
E Parking setback from street (min)	10'
Interior landscaping	Required
F Parking lot perimeter screening	Required

BUILDING HEIGHT

A Building height (max)	See underlying zoning
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UPPER STORY STEPBACK

B Street wall height (max)	70' 5 stories
C Stepback depth (min)	20'
D Stepback exception: height (max)	15' 1 story
E Stepback exception: width (max)	30%

FLOOR TO CEILING HEIGHT

Residential (min)	10'
F Non-residential (min)	10'

Corridor Typology 3

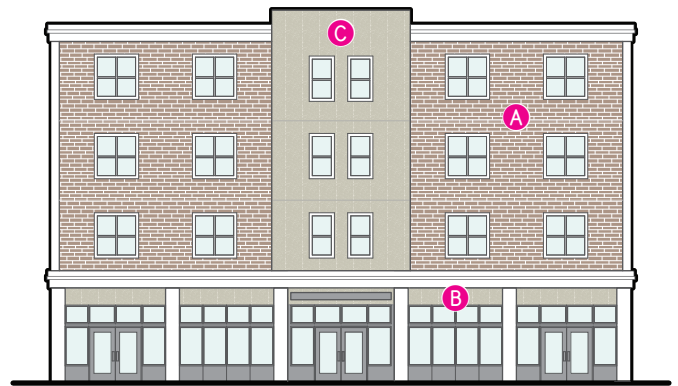
3. Facade Design

(See 20.25.080C.5.)



4. Materials / Articulation

(See 20.25.080C.6.) / (See 20.25.080C.7.)



	Primary Street	Secondary Street
GROUND FLOOR		
A Glazed area: commercial (min)	50%	35%
Glazed area: residential (min)	30%	30%
UPPER FLOOR		
B Glazed area (min)	20%	20%
C Blank wall width (max)	14'	14'
ENTRANCES		
D Street-facing entrance	Required	n/a
D Distance between entries: Non-residential (max)	120'	120'
Distance between entries: Residential (max)	150'	150'

	Street-facing	Non-street-facing
MATERIAL COVERAGE		
A Natural material (min)	30%	15%
B Synthetic Stucco: ground floor (max)	60%	80%
C Synthetic Stucco: upper floor (max)	60%	80%
MASS VARIATION		
Building width: 50' -150'	n/a	n/a
Building width: 150' +	Required	n/a
FACADE ARTICULATION		
Building width: 50' -150'	Required	n/a
Building width: 150' +	Required	n/a